118.0	0007	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	798,500	/	798,500
USE VALUE:	798,500	/	798,500
ASSESSED:	798,500	/	798,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		LORRAINE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEMERS ROLAND J JR--ETAL
Owner 2:	O'CONNOR ELIZABETH L
Owner 3:	
Street 1:	8 LORRAINE TERRACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,154 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1953, having primarily Vinyl Exterior and 2396 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7154.000	354,300		444,200	798,500
Total Card	0.164	354,300		444,200	798,500
Total Parcel	0.164	354,300		444,200	798,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.26 | /Parcel: 333.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	76722
GIS Ref	
GIS Ref	
Insp Date	09/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0007-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	354,300	0	7,154.	444,200	798,500	798,500	Year End Roll	12/18/2019
2019	101	FV	265,300	0	7,154.	450,600	715,900	715,900	Year End Roll	1/3/2019
2018	101	FV	265,300	0	7,154.	336,300	601,600	601,600	Year End Roll	12/20/2017
2017	101	FV	265,300	0	7,154.	304,600	569,900	569,900	Year End Roll	1/3/2017
2016	101	FV	265,300	0	7,154.	291,900	557,200	557,200	Year End	1/4/2016
2015	101	FV	254,900	0	7,154.	247,500	502,400	502,400	Year End Roll	12/11/2014
2014	101	FV	254,900	0	7,154.	234,800	489,700	489,700	Year End Roll	12/16/2013
2013	101	FV	254,900	0	7,154.	223,400	478,300	478,300		12/13/2012

!9228!

PRINT

Date	Time
12/10/20	23:43:55

LAST REV

Date	Time
09/25/18	10:17:39
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9228

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20874-116		11/1/1990		170,000	No	No		Y

USER DEFINED

Prior Id # 1:	76722
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2008	1385	Addition	29,500	C		G10	GR FY10	BUILD 8X19 ADD, WR
6/1/2007	405	Manual	2,500					14 x 16 deck
4/28/1997	206	AbvGrd.	1,000					21 FT ABOVE GROUND
4/19/1994	138		25,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	MEAS&NOTICE	CC	Chris C
3/23/2009	Meas/Inspect	189	PATRIOT
11/10/2000	Hearing N/C	189	PATRIOT
3/15/2000	Inspected	264	PATRIOT
2/14/2000	Measured	264	PATRIOT
8/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7154		Sq. Ft.	Site		0	70.	0.89	5									444,232						444,200	

Total AC/HA:	0.16423	Total SF/SM:	7154	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	444,232	Spl Credit		Total:	444,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16775143
Const Adj.:	0.99989998
Adj $ / SQ:	157.631
Other Features:	98000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	481388
Depreciation:	127086
Depreciated Total:	354301

COMMENTS

SINK IN BMT / BATH ON SFL 50% COMP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:					HB	1		

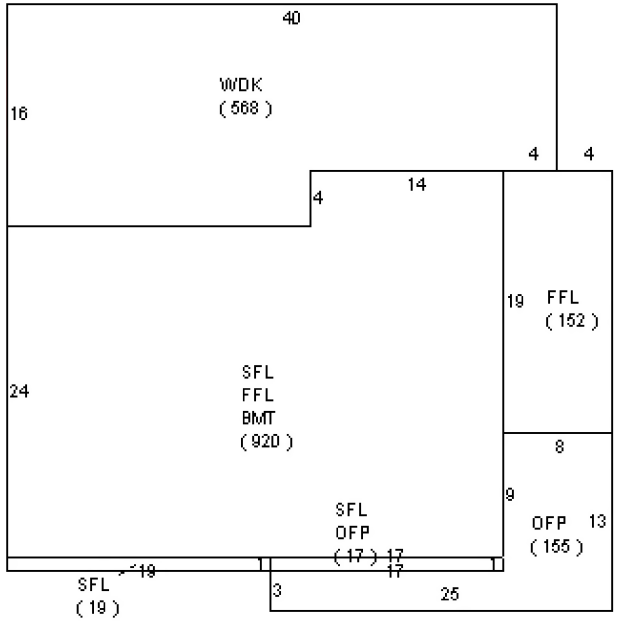
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.63
Special Features:	0	Val/Su Net:	96.07
Final Total:	354300	Val/Su SzAd	174.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,072	157.630	168,980
SFL	Second Floor	956	157.630	150,695
BMT	Basement	920	59.580	54,818
WDK	Deck	568	7.760	4,408
OFP	Open Porch	172	26.090	4,488

Net Sketched Area:	3,688			Total:	383,389
Size Ad	2028	Gross Are	3688	FinArea	2396

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0007-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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